

Wentworth Commons

205 Sandra Avenue

Mendota, IL

OFFERING MEMORANDUM

PRESENTED BY:

Schwalb Realty Group, Inc.

DATE ISSUED: January 13, 2026



Inquiries:

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Schwalb Realty Group, Inc. ("SRG") has previously entered into an agreement with the owner of the Property (the "Owner") to provide certain real estate brokerage services through one or more brokers who each act as the Owner's designated agent. As a result, the designated agents of SRG will not be acting as your agent but solely as agents of the Owner. Any prospective purchasers of the Property are entitled to be represented by their own designated licensed brokers should they desire to do so.

Wentworth Commons - 205 Sandra Ave., Mendota, IL

EXECUTIVE SUMMARY

Schwalb Realty Group, Inc. proudly presents the opportunity to acquire a well-leased and well-maintained multifamily property in La Salle County, Illinois located in Mendota near Interstate 39. The LaSalle County apartment market average vacancy is consistently below 5% (based on CoStar Group, Inc. information) and the subject property rarely experiences any more than 30 days of vacancy when a unit is vacated. The current owner has made significant property improvements and has remodeled 80% of the units. Potential property income upside might be attained through remodeling the remainder of the original units and reducing operating expenses.

Asking Price	\$4,500,000
Property Address	205 Sandra Avenue
City/State	Mendota, Illinois
County	La Salle
Property Type	Multifamily
Tax Parcel Number	01-32-421-015
2024 Taxes Paid in 2025	\$41,319
Unit Count	56
NOI	\$244,308
Year Built	1978
Lot Size	144,619 Sq. Ft. (approx.)
Number of Buildings	14
HVAC	Wall Units plus Mini Splits
Laundry	Located in first floor common areas

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AERIAL SNAPSHOT



DRONE FOOTAGE

Drone footage featuring more aerial views of the property can be viewed via the following Dropbox link:

<https://www.dropbox.com/scl/fo/c8gy7h23av0dergoql4o2/AB1IXS4fvaElsgR-t4s5hYU?rlkey=eqbh2kr37lj3h6f2clpusumr2&dl=0>

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PROPERTY IMPROVEMENTS

The current owners have spent substantial funds to improve the property. The following is a quick-reference summary of featured improvements:

Description	Approximate Cost
Rehabbed / Updated 45 apartments	\$400,000
Replaced 10 common area exterior doors	\$10,000
Changed common area lighting to LED	\$1,400
Sealed and lined parking lot	\$10,000
Installed pavers on two common area patios and two charcoal grills	\$10,000
Removal of dead trees	\$3,000
Installed attic insulation in all 14 buildings	\$50,000
Installed Mitsubishi Mini-Splits for all 56 units	\$250,000
Painted exterior trim, indoor common areas and re-keyed master lock to all apartments	\$5,000
Installed water reduction shower heads and toilets	\$12,500
TOTAL:	\$751,900



Mitsubishi Mini-Split



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RENT ROLL

Through January 10, 2026

Unit	Bedroom Count	Status	Start Date	End Date	Monthly Rent	Last Payment Date	Balance	Total Unpaid	Pre-Payments	Deposit Held
A-1	1	Vacant			\$800.00					
A-2	3	Active	02/23/2021	06/30/2024	\$775.00	01/03/2026	-\$63.36	\$0.00	\$63.36	\$750.00
A-3	2	Active	11/26/2025	12/31/2026	\$400.00	01/02/2026	-\$450.00	\$0.00	\$450.00	\$850.00
A-4	3	Active	07/01/2019	06/30/2020	\$645.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$0.00
B-1	1	Active	01/27/2025	01/31/2027	\$750.00	01/01/2026	\$40.03	\$40.03	\$0.00	\$725.00
B-2	3	Active	04/05/2024	03/31/2025	\$900.00	01/05/2026	\$310.00	\$310.00	\$0.00	\$900.00
B-3	2	Active	01/15/2025	01/31/2026	\$825.00	01/05/2026	\$0.00	\$0.00	\$0.00	\$825.00
B-4	3	Active	03/21/2025	03/31/2026	\$1,000.00	01/05/2026	\$0.00	\$0.00	\$0.00	\$1,000.00
C-1	1	Active	02/01/2018	01/31/2019	\$545.00	12/29/2025	-\$602.27	\$0.00	\$602.27	\$410.00
C-2	3	Active	11/11/2025	11/30/2026	\$925.00	01/02/2026	\$735.00	\$735.00	\$0.00	\$1,850.00
C-3	2	Active	07/25/2025	07/31/2026	\$900.00	12/18/2025	\$950.05	\$950.05	\$0.00	\$875.00
C-4	3	Active	04/15/2024	04/30/2025	\$900.00	12/29/2025	\$0.00	\$0.00	\$0.00	\$900.00
D-1	2	Active	01/14/2022	12/31/2022	\$695.00	12/11/2025	\$1,229.58	\$1,229.58	\$0.00	\$675.00
D-2	2	Active	10/16/2020	10/15/2021	\$720.00	01/04/2026	\$0.00	\$0.00	\$0.00	\$650.00
D-3	2	Active	08/22/2024	08/31/2025	\$800.00	12/29/2025	\$0.00	\$0.00	\$0.00	\$800.00
D-4	3	Active	03/05/2021	06/30/2023	\$775.00	01/03/2026	\$0.00	\$0.00	\$0.00	\$750.00
E-1	1	Active	01/08/2026	01/31/2027	\$700.00	01/08/2026	\$0.00	\$0.00	\$0.00	\$800.00
E-2	3	Active	07/01/2019	06/30/2020	\$645.00	12/12/2025	\$670.00	\$670.00	\$0.00	\$530.00
E-3	2	Active	06/19/2023	06/18/2024	\$795.00	12/29/2025	-\$1,044.00	\$0.00	\$1,044.00	\$0.00
E-4	3	Active	05/01/2012	07/31/2024	\$625.00	10/23/2025	\$2,197.50	\$2,197.50	\$0.00	\$520.00
F-1	2	Active	04/05/2024	03/31/2025	\$825.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$825.00
F-2	2	Active	07/01/2018	09/30/2024	\$630.00	12/31/2025	\$0.00	\$0.00	\$0.00	\$495.00
F-3	2	Active	07/01/2019	06/30/2020	\$675.00	01/05/2026	\$247.23	\$247.23	\$0.00	\$530.00
F-4	3	Active	04/20/2023	04/30/2024	\$900.00	01/05/2026	\$513.34	\$513.34	\$0.00	\$900.00
G-1	1	Active	07/22/2021	07/21/2022	\$670.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$650.00
G-2	3	Active	02/01/2018	01/31/2019	\$559.00	12/03/2025	\$775.00	\$775.00	\$0.00	\$435.00
G-3	2	Active	07/01/2025	06/30/2026	\$875.00	12/18/2025	\$885.00	\$885.00	\$0.00	\$875.00
G-4	3	Active	04/24/2023	04/30/2024	\$850.00	01/06/2026	\$0.00	\$0.00	\$0.00	\$850.00
H-1	1	Active	02/24/2025	02/28/2026	\$775.00	01/03/2026	\$0.00	\$0.00	\$0.00	\$875.00
H-2	3	Active	07/01/2018	06/30/2024	\$620.00	01/01/2026	-\$78.58	\$0.00	\$78.58	\$675.00
H-3	2	Active	10/31/2025	10/31/2026	\$850.00	01/03/2026	\$0.00	\$0.00	\$0.00	\$850.00
H-4	3	Active	11/01/2020	06/30/2024	\$775.00	01/02/2026	\$100.00	\$100.00	\$0.00	\$750.00
I-1	1	Active	03/02/2025	02/28/2026	\$775.00	01/03/2026	\$0.00	\$0.00	\$0.00	\$775.00
I-2	3	Active	05/01/2017	04/30/2018	\$615.00	01/05/2026	\$0.00	\$0.00	\$0.00	\$495.00
I-3	2	Active	04/16/2024	04/30/2026	\$810.00	01/05/2026	\$39.58	\$39.58	\$0.00	\$795.00
I-4	3	Active	01/01/2026	12/31/2026	\$875.00	01/02/2026	-\$50.00	\$0.00	\$50.00	\$875.00

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RENT ROLL (continued)

Unit	Bedroom Count	Status	Start Date	End Date	Monthly Rent	Last Payment Date	Balance	Total Unpaid	Pre-Payments	Deposit Held
J-1	1	Active	08/01/2023	08/01/2026	\$689.00	12/29/2025	-\$689.00	\$0.00	\$689.00	\$0.00
J-2	3	Active	04/19/2022	04/18/2023	\$800.00	12/29/2025	-\$882.00	\$0.00	\$882.00	\$0.00
J-3	2	Active	06/28/2024	06/30/2025	\$800.00	12/29/2025	\$0.00	\$0.00	\$0.00	\$800.00
J-4	3	Active	09/01/2018	08/31/2019	\$600.00	12/22/2025	\$0.00	\$0.00	\$0.00	\$470.00
K-1	1	Active	11/18/2024	11/30/2025	\$725.00	09/30/2025	\$2,435.00	\$2,435.00	\$0.00	\$725.00
K-2	3	Active	06/01/2022	08/31/2026	\$750.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$165.00
K-3	3	Active	04/01/2023	03/31/2024	\$848.00	12/29/2025	-\$848.00	\$0.00	\$848.00	\$0.00
K-4	2	Rehab							\$0.00	\$0.00
L-1	1	Active	11/01/2024	10/31/2025	\$695.00	11/03/2025	\$1,390.00	\$1,390.00	\$0.00	\$2,085.00
L-2	3	Active	11/13/2023	11/30/2024	\$900.00	01/03/2026	\$0.00	\$0.00	\$0.00	\$900.00
L-3	2	Active	12/19/2023	12/31/2024	\$825.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$1,200.00
L-4	3	Active	04/01/2022	11/30/2023	\$775.00	12/29/2025	\$785.00	\$785.00	\$0.00	\$775.00
M-1	1	Active	07/01/2022	06/30/2023	\$620.00	01/05/2026	\$40.03	\$40.03	\$0.00	\$0.00
M-2	3	Active	12/01/2024	11/30/2025	\$900.00	01/04/2026	\$0.00	\$0.00	\$0.00	\$900.00
M-3	2	Active	03/09/2018	06/30/2024	\$635.00	12/03/2025	\$735.00	\$735.00	\$0.00	\$0.00
M-4	3	Active	04/01/2023	07/31/2024	\$900.00	01/03/2026	\$0.00	\$0.00	\$0.00	\$900.00
N-1	1	Active	01/07/2025	12/31/2025	\$725.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$725.00
N-2	3	Active	04/01/2022	03/31/2023	\$800.00	01/06/2026	\$835.09	\$835.09	\$0.00	\$775.00
N-3	2	Active	11/01/2025	10/31/2026	\$875.00	01/02/2026	\$0.00	\$0.00	\$0.00	\$1,750.00
N-4	3	Active	08/08/2025	07/31/2026	\$950.00	12/30/2025	-\$1,988.00	\$0.00	\$1,988.00	\$950.00

Note About Short-Term Rental Units

Units E-3, K-3, J-1 and J-2 are leased to a company that provides short term rentals for various parties in need of short-term furnished rentals. The short term renters are mostly employees of construction companies, railroads and other contractors, but may also include people on personal visits in town.

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FINANCIAL PERFORMANCE

3-Year Financial Snapshot

The 3-Year Income-Expense summary below indicates continued strong year-over-year revenue and bottom line growth that outpaces very modest expense growth. From Year 2024 to Year 2025, the property has seen Net Operating Income increase by 22%.

Year	Gross Income	Total Expenses	Net Operating Income
2023	\$449,024	\$249,656	\$199,368
2024	\$464,385	\$264,025	\$200,360
2025	\$507,853	\$263,545	\$244,308

Detailed Income and Expenses

INCOME	2023	2024	2025
Adjustment 4990	-\$300.00		\$12.13
Bank Interest 4213	\$29.79	\$67.20	\$25.39
Fee for Returned Payment 4460	\$35.00		
Discount/Promotion 4230		-\$200.00	-\$43.54
LAUNDRY 4001	\$17,241.01	\$12,940.75	\$16,443.61
Late Fee 4340	\$8,450.00	\$6,975.00	\$4,933.67
Late Fee (Manual) 4345	\$350.00	\$180.00	
Maintenance Fee 4720		\$25.00	
Management Income 4015		\$695.00	
PET FEE 4002	\$945.00	\$525.00	\$850.00
Refunds 4560			-\$425.00
Rent 4000	\$419,847.88	\$440,982.50	\$476,967.50
Security Deposit Forfeit 4600		\$2,195.00	\$800.00
Utility Charge 4680	\$2,425.80		\$8,290.12
Total Income:	\$449,024.48	\$464,385.45	\$507,853.88

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EXPENSES	2023	2024	2025
Administrative 5026	\$0.00	\$0.00	\$92.35
Tax Preparation 5027	\$2,125.00		
Advertising 5010	\$2,890.49	\$3,420.50	\$1,188.50
Appliances 5028	\$200.00	\$400.00	\$577.50
Bank Fees 5202	\$32.00	\$32.00	
Cleaning and Maintenance 5030	\$2,627.21	\$13,966.75	\$13,099.00
Insurance 5050	\$23,223.31	\$27,294.36	\$30,803.64
Workers Comp 5031	\$3,526.00	\$3,099.00	\$8,075.00
Landscape Maintenance 5033		\$2,776.33	\$3,324.95
Leasing Fee 5000	\$9,912.50	\$7,700.00	\$9,625.00
Legal and Professional 5060	\$3,698.94	\$10,658.67	\$6,968.76
Management Fees 5070	\$40,849.53	\$41,871.40	\$45,881.12
Payroll 5003	\$0.00	\$0.00	\$0.00
IL State Tax 5009	\$1,990.75	\$2,660.87	\$2,116.40
Income Tax-Federal 5004	\$2,302.01	\$3,725.84	\$2,501.85
Medicare - Employer 5006	\$655.88	\$792.22	\$630.88
Medicare-Employee 5012	\$568.81	\$749.65	\$608.92
PAYROLL FEES 5014	\$738.00	\$842.00	\$1,350.00
Social Security - Employer 5005	\$2,599.43	\$3,403.71	\$2,650.61
Social Security-Employee 5011	\$2,309.38	\$3,277.98	\$2,650.61
Unemployment-Federal 5007	\$84.73	\$80.70	\$69.54
Unemployment-State 5008	\$799.07	\$791.80	\$753.24
WAGES 5013	\$32,734.60	\$92.59	
Reconciliation	-\$300.00		
Discrepancies 5032		\$299.94	-\$0.06
Repairs 5510	\$0.00	\$0.00	-\$669.76

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REPAIRS-MATERIALS 5024	\$12,506.51	\$19,916.73	\$12,071.63
REPAIRS-LABOR 5023	\$801.49	\$11,167.15	\$11,906.23
Snow Removal 5029	\$187.50	\$2,679.10	\$2,246.07
Storage Units 5022	\$2,200.00	\$2,200.00	\$2,600.00
Supplies 5520	\$299.62	\$1,075.63	\$1,550.86
Trash Service 5021	\$10,159.67	\$10,674.52	\$12,648.12
Utility Expense 5015	\$0.00	\$0.00	\$0.00
Phone 5025	\$446.64	\$499.18	\$552.49
Utility Expenses 5630	\$5,231.67	\$0.00	\$0.00
Electric- Building 5016	\$7,266.75	\$6,419.63	\$7,936.45
Electric- Vacant 5017	\$3,870.09	\$2,144.12	\$397.20
Gas- BLDG 5018	\$10,038.62	\$8,695.23	\$3,599.08
Gas- Building 5001	\$975.69	\$3,096.93	\$10,433.99
Water 5020	\$21,411.12	\$25,011.09	\$23,986.56
Property Taxes	\$40,693.38	\$42,509.52	\$41,318.88
Total Expenses:	\$249,656.39	\$264,025.14	\$263,545.61
NET OPERATING INCOME:	\$199,368.09	\$200,360.31	\$244,308.27

Wentworth Commons - 205 Sandra Ave., Mendota, IL

ECONOMIC OVERVIEW - Mendota, Illinois

Mendota, a city in LaSalle County, Illinois, holds a rich history as a vital transportation hub and agricultural center. Its name, an American Indian word for "Crossing of Trails," reflects its origins at the intersection of major railroad lines in 1853. For over a century, the railroad was the lifeblood of Mendota, shaping its development and economy. Today, while the city has transitioned from its railroad-town identity, it retains a diverse economic base of manufacturing, agriculture, and local services.

Top Employers	Industry	Employee Count
OSF St. Paul Medical Center	Healthcare	350
HCC, Inc.	Manufacturing	220
ADM	Manufacturing/Grain	40

Source: *Illinois Valley Area Chamber of Commerce and Economic Development*.

In the manufacturing sector, Republic Elite, a manufacturer of cabinets, countertops and other building materials, announced an expansion of its operations in Mendota in November 2025, which is expected to create new jobs and stimulate economic growth (source: <https://republicelite.com/republic-elite-announces-expansion-of-manufacturing-footprint-in-mendota-illinois>). ADM invested \$170 million in a state-of-the art flour mill facility that can handle up 110 train loads per day (source: <https://knobelstorffenterprises.com/local-and-economic-impact-of-the-mendota-adm-facility>).

Mendota is also home of the annual "Sweet Corn Festival" which is held over one weekend every summer and hosts over 40,000 visitors who consume over 50 tons of corn during the festival.



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DEMOGRAPHICS - Mendota, Illinois AREA

Demographic Indicator	Value	Notes
Population	8,139	Number of people within 5-mile radius
Number of Households	3,344	Housing units occupied by residents
Average HH Income	N/A	
Median HH Income	\$63,447	In 2023 inflation-adjusted dollars
Population Density	104	Persons per square mile / 5-mile radius
High Income HHs	5.6%	>\$200,000 / 5-mile radius
Low Income HHs	14.1%	<\$25,000 / 5-mile radius
Middle Incomes HHs	80.3%	\$25,000 > < \$200,000 / 5-mile radius
Child Population	1,703	< 18 years old / 5-mile radius
Working Age Population	4,753	18-64 years old / 5-mile radius
Older Population	1,683	> 65 years old / 5-mile radius

Demographics information found through public domain sources including U.S. Census and based on 2023 and/or 2024 data

DEMOGRAPHICS - La Salle County, Illinois

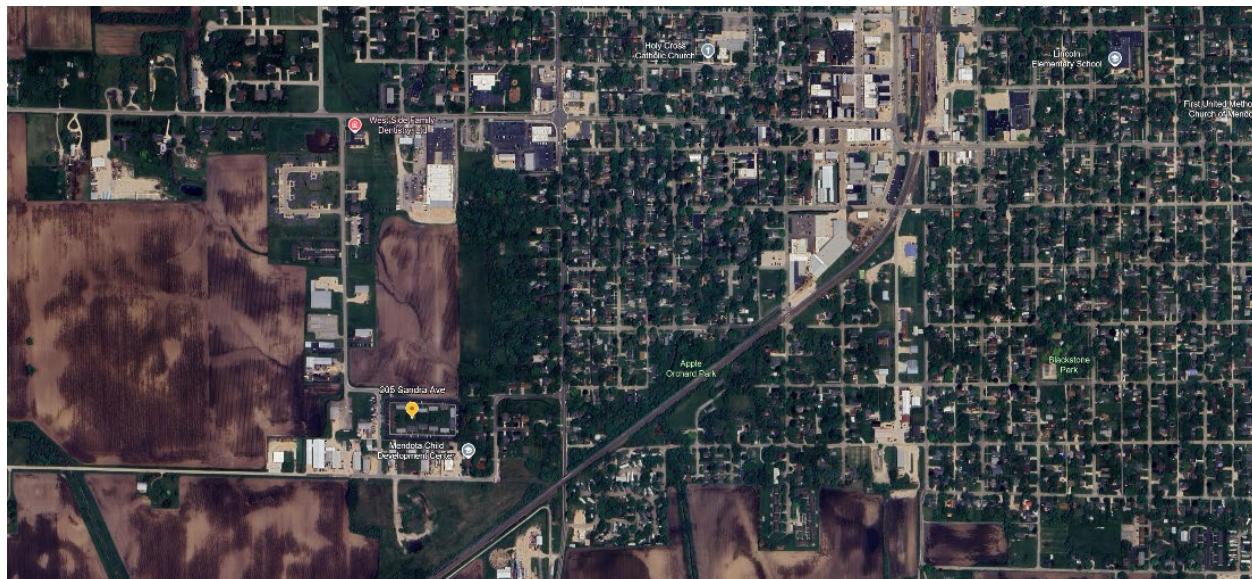
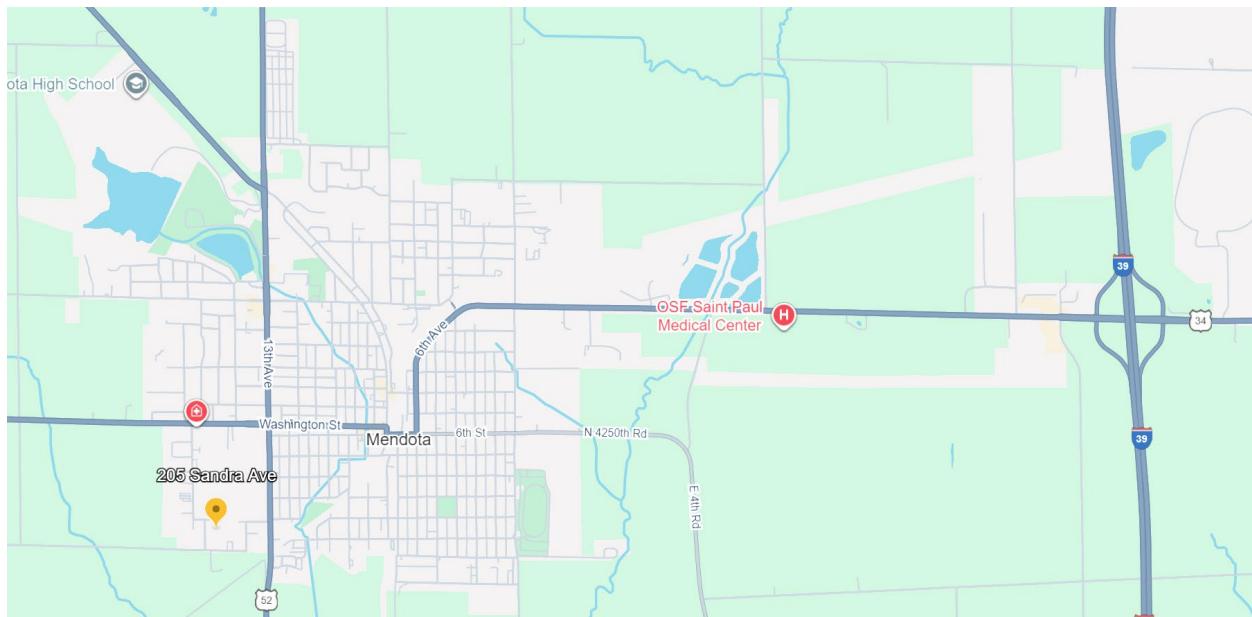
Demographic Indicator	Value	Notes
Population	108,309	2023 (est.)
Number of Households	44,319	Housing units occupied by residents
Average HH Income	\$91,697	
Median HH Income	\$72,737	In 2023 inflation-adjusted dollars
Population Density	94.5	Persons per square mile
Median HH Income	\$72,737	
Average HH Income	\$91,697	
Child Population	22%	< 18 years old
Working Age Population	59%	18-64 years old
Older Population	19%	> 65 years old
Average Commute Time	26 mins.	

Demographics information found through public domain sources including U.S. Census and based on 2023 and/or 2024 data

Wentworth Commons - 205 Sandra Ave., Mendota, IL

LOCATION

Mendota, Illinois is located due west of Interstate 39, and is located approximately 20 miles north of Interstate 80 and the towns of La Salle, Illinois and Peru, Illinois. Via Interstate 39, Mendota is approximately 30 miles away from the junction of Interstate 88 and Rochelle, Illinois. Rockford, Illinois is approximately a one-hour drive north. Mendota is also a junction point for U.S. Highway 52 and U.S. Route 34.



Source for both maps: Google Earth

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UNIT LAYOUTS

One Bedroom typical layout



 Matterport Property Report:

205 Sandra Ave 1 Bedroom

Gross Floor Area - Full Property 604 sq. ft. | Floor 1 604 sq. ft.

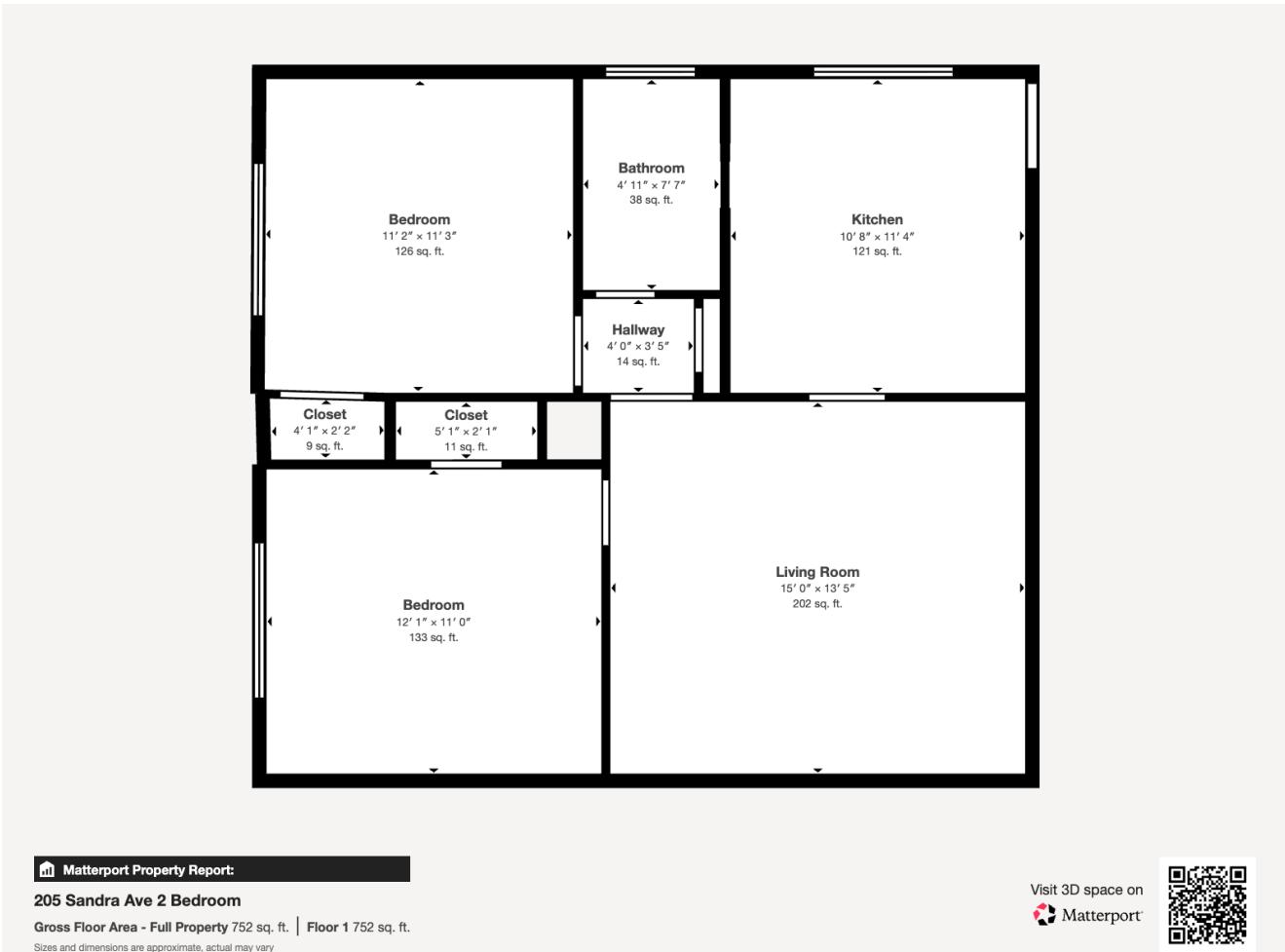
Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



Wentworth Commons - 205 Sandra Ave., Mendota, IL

Two Bedroom typical layout



Wentworth Commons - 205 Sandra Ave., Mendota, IL

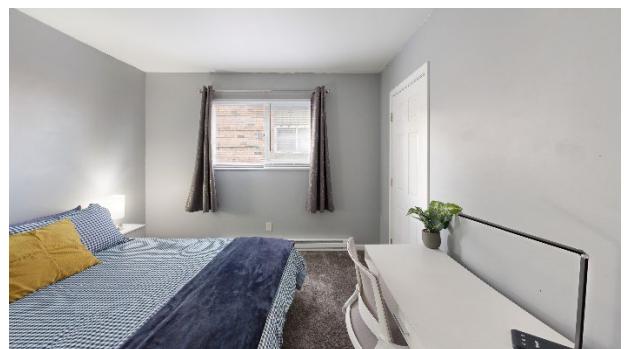
Three Bedroom typical layout



Wentworth Commons - 205 Sandra Ave., Mendota, IL

PROPERTY IMAGES

One Bedroom Unit (furnished by tenant)



Wentworth Commons - 205 Sandra Ave., Mendota, IL

Two Bedroom Unit



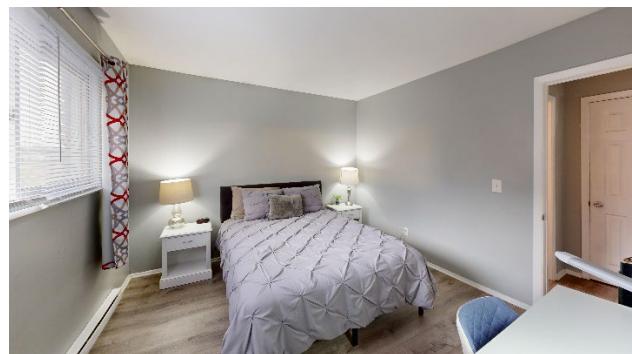
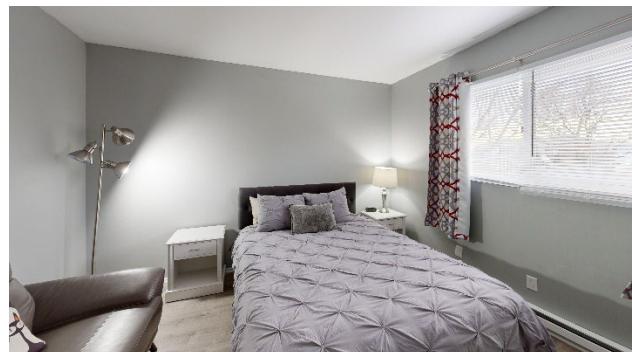
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Three Bedroom Unit (furnished by tenant)



Wentworth Commons - 205 Sandra Ave., Mendota, IL

VIRTUAL TOURS

Prior to requesting an on-site tour, we request that you to take a virtual tour of several units via the links below.

Three Bedroom Unit (Furnished)

<https://my.matterport.com/show/?m=5QkbSy7NArV>

Two Bedroom Unit

<https://my.matterport.com/show/?m=4KhGuYiCkgf>

One Bedroom Unit (Furnished)

<https://my.matterport.com/show/?m=aUWKYw92Lid>

Inquiries:

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